067.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,800 / 873,800
					USE VALUE:	873,800 / 873,800
					ASSESSED:	873,800 / 873,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLMAN STEVEN L
Owner 2:	SIEGFRIEDT BARBARA A
Owner 3:	
Street 1:	83 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,402 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2820 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6402.000	445,400		428,400	873,800
Total Card	0.147	445,400		428,400	873,800
Total Parcel	0.147	445,400		428,400	873,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.90 | /Parcel: 309.9

Legal Description

User Acct 42705

GIS Ref

GIS Ref

Insp Date 11/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,400	0	6,402.	428,400	873,800	873,800	Year End Roll	12/18/2019
2019	101	FV	335,800	0	6,402.	397,800	733,600	733,600	Year End Roll	1/3/2019
2018	101	FV	335,800	0	6,402.	397,800	733,600	733,600	Year End Roll	12/20/2017
2017	101	FV	335,800	0	6,402.	348,900	684,700	684,700	Year End Roll	1/3/2017
2016	101	FV	335,800	0	6,402.	318,300	654,100	654,100	Year End	1/4/2016
2015	101	FV	327,800	0	6,402.	281,500	609,300	609,300	Year End Roll	12/11/2014
2014	101	FV	327,800	0	6,402.	266,200	594,000	594,000	Year End Roll	12/16/2013
2013	101	FV	327,800	0	6,402.	253,400	581,200	581,200		12/13/2012

!5711!

PRINT

Date	Time
12/10/20	20:33:29

LAST REV

Date	Time
04/16/19	15:00:27
apro	
5711	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LALLY JACQUELIN	27039-153		2/3/1997		305,000	No	No		Y

USER DEFINED

Prior Id # 1:	42705
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2009	363	Redo Kit	13,882					
6/14/2004	496	Redo Bat	7,200					

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
1/17/2009	Meas/Inspect	345	PATRIOT
3/25/2005	Permit Visit	BR	B Rossignol
4/19/2000	Inspected	270	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6402		Sq. Ft.	Site		0	70.	0.96	12									428,444						428,400	

Total AC/HA: 0.14697 | Total SF/SM: 6402 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,444 | Spl Credit | Total: 428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10423076
Const Adj.:	0.99792004
Adj $ / SQ:	137.742
Other Features:	117500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547131
Depreciation:	101766
Depreciated Total:	445365

COMMENTS

PDAS. OF=2 SINKS IN FBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

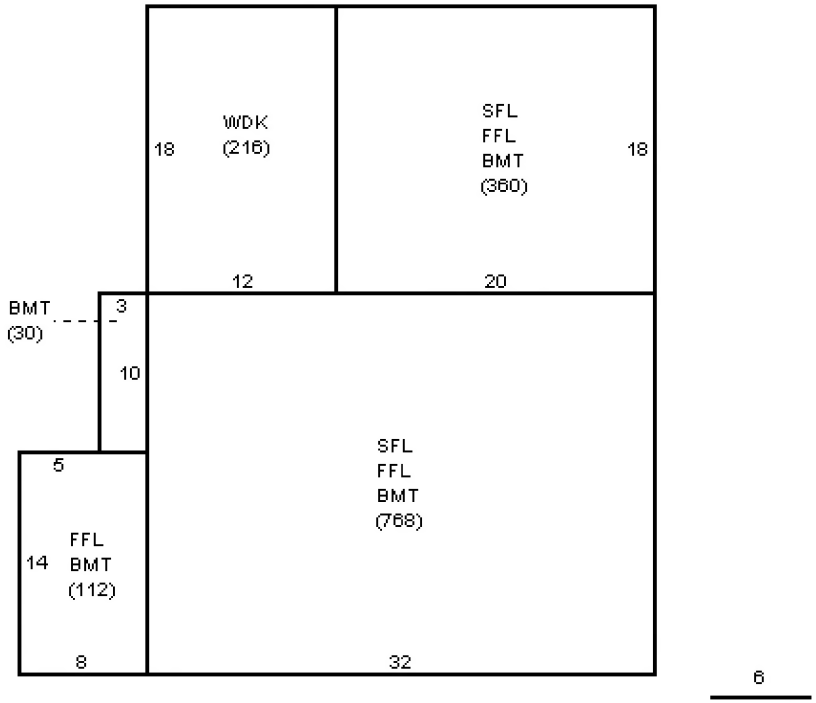
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,270	46.610	59,197
FFL	First Floor	1,240	137.740	170,800
SFL	Second Floor	1,072	137.740	147,604
WDK	Deck	216	10.610	2,291

Net Sketched Area:	3,798	Total:	379,892
Size Ad	2311.5999	Gross Are	3854	FinArea	2820
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	151.52
Special Features:	0	Val/Su Net:	117.27
Final Total:	445400	Val/Su SzAd	192.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	